



**Project #16-013
Canyon Creek Motors
Located at 255 North 950 West #16**

REPORT SUMMARY...

Project Name: Canyon Creek Motors
Proponent/Owner: Andrew Arnes / CCS Properties
Project Address: 255 North 950 West #16
Request: Conditional Use Permit
Current Zoning: Commercial (COM)
Date of Hearing: March 24, 2016
Type of Action: Quasi-Judicial
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **Conditionally Approve** a Conditional Use Permit for Project #16-013 Canyon Creek Motors, for the property located at 255 North 950 West #16; TIN #05-104-0016; -0000.

Land use adjoining the subject property

<i>North:</i>	COM: Commercial Uses	<i>East:</i>	COM: Commercial Uses
<i>South:</i>	COM: Commercial Uses	<i>West:</i>	COM: Commercial Uses

Conditional Use Permit

The proponent is requesting a Conditional Use Permit (CUP) for vehicle sales in the COM zone. Vehicle sales are allowed only within the COM and Commercial Service (CS) zoning districts, with the majority of existing dealers being located along Main Street.

The applicant has indicated that his business operation is mainly web-based and does not require a large property and/or expansive merchandise display lots. He has indicated that no more than five (5) vehicles will be located on the property for sale at any given time. The number of employees will be limited to the applicant and one (1) business partner. The property is currently developed, with the exception of the final building pad area at the northwest corner. This proposal does not change any site layout or building design features associated with the property office/warehouse complex. As this suite is adjacent to the final undeveloped area, slight adjustments may need to be made if the final building is constructed, but the plat map shows potential space for the three additional display stalls.

Parking & Vehicle Display

The approximate 1.4 acre Pinehurst Office complex consist of two buildings and asphalt parking areas between with landscaping around the perimeter of the property. The two buildings have 14 separate suites that typically have a small front office area and larger warehouse area to the side and rear of the floor plan. The five (5) vehicle display area could be located inside and on the asphalt directly south of the building. The building has an interior garage area that could accommodate up to three (3) vehicles. Customer and employee parking are planned for the area directly adjacent of the building suite #16.

A business with 300 SF of office, as indicated, would require one (1) customer parking stall as per Land Development Code (LDC) 17.38.040. As submitted with 8 parking stalls (3 customer and 5 display), the project meets minimum parking and access requirements in the LDC.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Environmental

• Water

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, no comments have been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 3/10/16 and the Utah Public Meeting website on 3/11/16. Public notices were mailed to all property owners within 300 feet of the project site on 3/7/16.

RECOMMENDED CONDITIONS OF APPROVAL

This project is subject to the proponent or property owner agreeing to comply with the following conditions as written, or as may be amended by the Planning Commission.

1. All standard conditions of approval will be recorded with the Design Review and are available in the Community Development Department.
2. This Conditional Use Permit authorizes vehicle sales at this property for no more than five (5) vehicles placed inside the building or on the asphalt area directly adjacent to suite #16.
3. A minimum of three (3) customer and employee parking stalls shall be provided onsite.
4. If dumpsters are moved near the adjacent streets, they shall be visually screened or buffered from public streets by using landscaping, fencing or walls.
5. Any new exterior lighting shall be concealed source, down-cast and reviewed and approved prior to the issuance of a building permit and shall comply with current LDC regulations.
6. No signs or fences are approved with this Conditional Use Permit. All signs and fences shall be approved and permitted by staff in accordance with the Land Development Code.
7. Prior to issuance of a Building Permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
 - a. *Water - contact 716-9627*
 - Water main for this unit will need to have a high hazard back flow assembly installed and tested if not already done.
 - b. *Environmental—contact 716-9760*
 - New dumpster location might be needed. Straight on access of a minimum 60 ft is required.

RECOMMENDED FINDINGS FOR APPROVAL

The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:

1. As conditioned with designated display locations, Canyon Creek Motors is compatible with surrounding land uses and zoning designations and will not interfere with the use and enjoyment of adjoining properties.
2. As conditioned, the street providing to the subject property has adequate capacity for the proposed use and parking/drop-off/pick-up management will be provided and regulated.
3. Other infrastructure to the subject property has adequate capacity, or suitable levels of service, for the proposed use.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.



APPLICATION FOR PROJECT REVIEW

☒ Planning Commission ☐ Land Use Appeal Board ☐ Administrative Review

Date Received 2/22/2016	Received By Aruder	Receipt Number 312411	Zone COM	Application Number PC 16-013
Type of Application (Check all that apply): <input type="checkbox"/> Design Review <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Zone Change <input type="checkbox"/> Administrative Design Review <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Variance <input type="checkbox"/> 4950' Design Review <input type="checkbox"/> Other _____				
PROJECT NAME Canyon Creek Motors, LLC				
PROJECT ADDRESS 255 N 950 W #16, Logan, Utah 84321			COUNTY PLAT TAX ID # 05 - 104 - 0016 05 - 104 - 0000	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Canyon Creek Motors, LLC (Andrew Arnes or Daniel Hanover)			MAIN PHONE # (435) 881-3993	
MAILING ADDRESS 295 E 300 S	CITY Logan	STATE Utah	ZIP 84321	
EMAIL ADDRESS andyarnes@icloud.com or danrhanover@gmail.com				
PROPERTY OWNER OF RECORD (Must be listed) CCS Properties (Steve Cheal)			MAIN PHONE # (435) 757-0702	
MAILING ADDRESS 2043 N Main	CITY Logan	STATE Utah	ZIP 84321	
EMAIL ADDRESS stevecheal@gmail.com				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) Please see the attached documents and photos. Conditional Use for Vehicle Sales.			Total Lot Size (acres) 0.03 AC	
			Size of Proposed New Building (square feet) —	
			Number of Proposed New Units/Lots —	
- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -				
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner.			Signature of Property Owner's Authorized Agent 	
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.			Signature of Property Owner 	

February 22, 2016

Canyon Creek Motors, LLC
255 N 950 W #16
Logan, Utah 84321

Re: Canyon Creek Motors, LLC – Description of Proposed Project

Attn: Logan City Planning Commission

As required by Logan City ordinances, Canyon Creek Motors, LLC is seeking to obtain a Conditional Use Permit for the operation of a Motor Vehicle Dealership located at 255 N 950 W #16, Logan, Utah 84321.

Canyon Creek Motors, LLC does not seek authorization to alter any of the existing structures, landscaping, lighting or other exterior fixtures which have already been approved by the Planning Commission when the site was developed.

The State of Utah requires that all licensed Motor Vehicle Dealerships conduct business transactions on approved commercial property with parking area(s) large enough to display a minimum of three (3) vehicles. Pursuant to that requirement, Canyon Creek Motors, LLC has entered into a Real Estate Lease Agreement with CCS Properties dated the 10th day of February, 2016.

Canyon Creek Motors, LLC does not intend to operate a traditional "car lot" with a large inventory constantly being displayed in an attempt to draw in potential buyers. The vast majority of exposure to the inventory of Canyon Creek Motors, LLC will be online through various outlets. The primary purpose of the commercial site is to conduct business transactions in accordance with state law. It is understood and agreed to by both CCS Properties and Canyon Creek Motors, LLC that Canyon Creek Motors, LLC shall never display more than five (5) vehicles at any given time, considered to be inventory, within the entitled exterior parking area and/or space(s) detailed in the Permission to Proceed Letter dated the 18th day of February, 2016. (See Permission to Proceed Letter, Exhibit A and Site Plan)

As requested, the following documents are enclosed:

- 1- Application for Project Review
- 2- Plat of the Pinehurst Condominiums, Parcel #05-104-Lot No. Lot 16 (05-104-0016).
- 3- Warranty Deed
- 4- Tax Roll Information
- 5- Site Plan
- 6- Vicinity Map
- 7- Real Estate Lease Agreement dated the 10th day of February, 2016.
- 8- Permission to Proceed Letter dated the 18th day of February, 2016. (Includes Exhibit A)
- 9- Photo of building exterior.

The consideration of the Logan City Planning Commission members and other relevant Logan City staff is greatly appreciated.



Canyon Creek Motors, LLC
By: Andrew Arnes, Authorized Agent

This is a Google Maps aerial view of a commercial district. A red location pin is placed at the intersection of N 950 W and W 250 N, with the address '255 N 950 W' displayed above it. The map shows several industrial and commercial buildings, some with large parking lots. Labeled businesses include 'Burton Lumber - Logan', 'Reed's Precision Machine Shop', 'Rainy's Flies & Supplies', 'Building Specialties (L&W Supply)', 'Aaron's Elite Auto Service', 'Electrical Wholesale Supply', 'Castalite Tile & Masonry Supply', 'Cache Valley Daily', 'Chevron', 'LWS Truck Stop', 'Body Beauty Auto Body', and 'W Miller Transportation'. Major roads shown are N 1000 W, W 400 N, W 200 N, and W 250 N. The Google Maps interface is visible on the right side of the image, including the 'Google' logo, a search bar, and a 'Map' button at the bottom.

**Project: Canyon Creek Motors, LLC
255 N 950 W #16
Logan, Utah 84321
County Plat Tax ID# 05-104-Lot No. (Unit 16: 05-104-00016)**



As per the Real Estate Lease dated the 10th day of February 2016:

Area 1: Tenant, Canyon Creek Motors, LLC, shall be entitled to use five (5) exterior parking space(s) for the parking of motor vehicles. (Within Area 1.)

Area 2: Tenant, Canyon Creek Motors, LLC shall be entitled to park at most three (3) extra vehicles within Area 2 on the Northwest corner of the property adjacent to the leased unit (Unit 6). (Within Area 2.)

Canyon Creek Motors, LLC
295 N 950 W #16
Logan, Utah 84321
County Plat Tax ID #: 05-104-0016

Exhibit A

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PHASE "1"

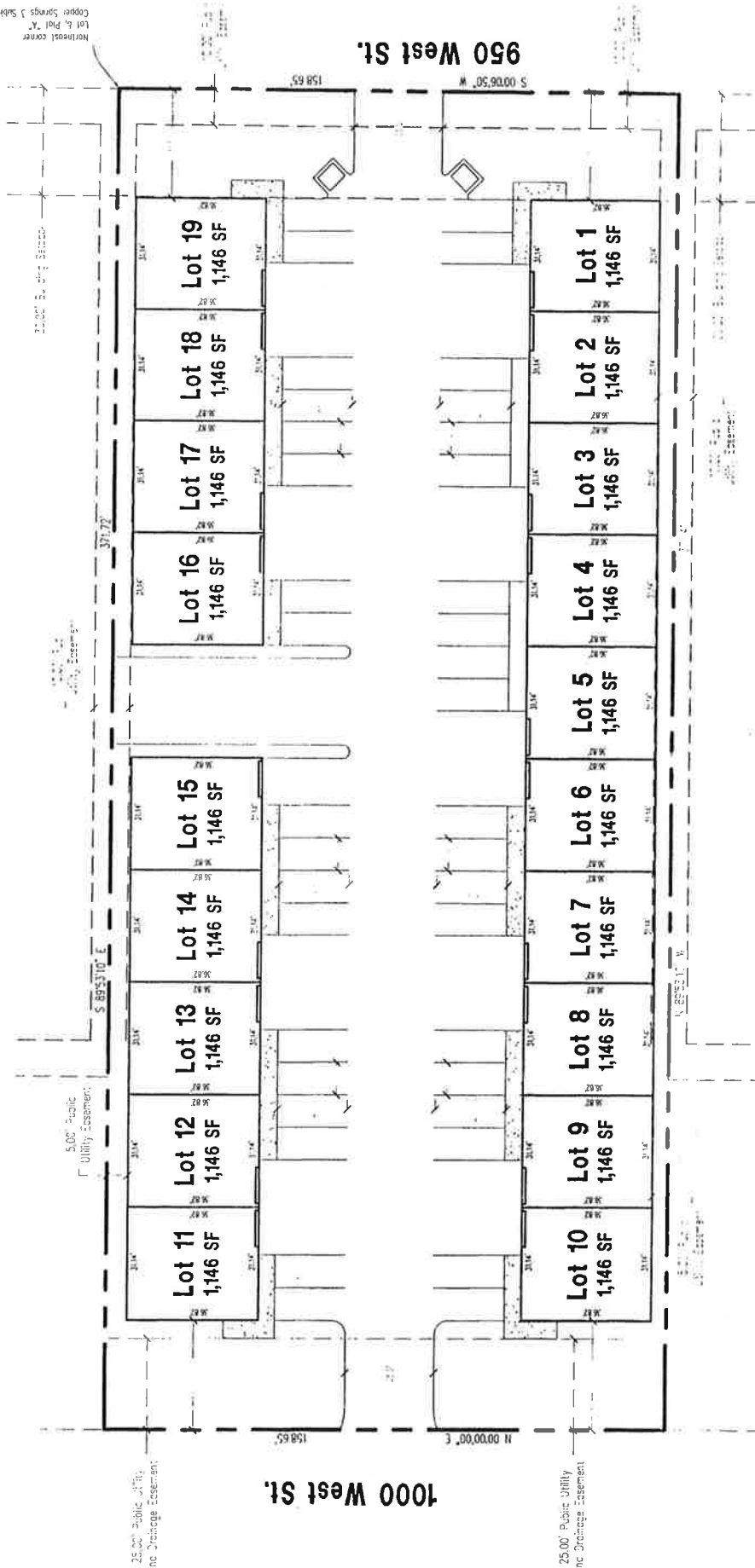
Pinehurst Office Condominiums

Including an Amendment of Lot 8,
Copper Springs 3 Subdivision

05-104

Tax Unit 27

Northwest corner
Lot 8, Plot "A"
Copper Springs 3 Subdivision



FILED 15 APR 2003 FILING NO. 821125
MAP NO. 2003-1668 SITE PAGE 05-094

OWNER OF LOTS NOT INDICATED OTHERWISE:
PINEHURST PARK OF LOGAN LC

PARCEL NO. = 05-104-Lot NO.
i.e. Lot 1 = 05-104-0001



SCALE 1" = 20 FEET